

RESOLUTION 93-34

INTERIM WATERSHED DEVELOPMENT POLICY

WHEREAS, the Plan Commission has considered the petition of Gentry Estates Development Company, Inc. for Planned Unit Development Designation of land in the Lake Monroe Watershed; and

WHEREAS, the Plan Commission has recommended that individual petitions in the Lake Watershed should be considered only in the context of an overall policy; and

WHEREAS, the Plan Commission has formulated the policy contained herein as an interim policy to guide zoning decisions in the lake's watersheds;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

Zoning proposals for development of single-family residential at 2 to 3 units/acre in the Lake Monroe Watershed should be approved only if they meet the following criteria:

1. Slopes of over 18% are generally not suitable for installation of infrastructure. Homes, roads, and utilities should not be placed on slopes over 18% and should be designed near existing grades. Lots should have a minimum of 5,000 square foot of land no greater than 18% slope to accommodate the house and appurtenances. Streets should not exceed the 8% code standard with minimal disturbance of existing grades.
2. Development must be served by City of Bloomington public sanitary sewer collection facilities.
3. Development should have a road network with direct access to and be within 2500' of State Road 446.
4. Development should be contiguous with the existing urban area.
5. Development should minimize disturbance to existing tree cover. Trees should be protected with tree conservation easements.
6. Environmental safeguards shall include a comprehensive erosion control plan with elements such as;
 - a. Storm water detention and filtration.
 - b. Silt fence and sediment ponds.
 - c. Placing roads on flat to gently rolling land to avoid massive earth cuts and fills.
 - d. When slopes are 15-18%, homes would be built on a crawl space or walkout basement to minimize site disturbance.
 - e. Covenants to insure continued maintenance.
7. The City shall continue to study the impact of additional development in the watershed.

The foregoing criteria apply to changes of zone. Other development approvals, such as subdivisions or site plans, must be considered pursuant to the established criteria.

PASSED and ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this ____ day of _____, 1993.

JACK W. HOPKINS, President
Bloomington Common Council

SIGNED and APPROVED by me upon this _____ day of _____,
1993.

TOMILEA ALLISON, Mayor
City of Bloomington

ATTEST:

PATRICIA WILLIAMS, Clerk
City of Bloomington

SYNOPSIS

This resolution establishes an interim policy for consideration of change of zone petitions in the lake's watersheds.